



Appeal Decision

Site visit made on 6 September 2017

by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 15 September 2017

Appeal Ref: APP/F5540/D/17/3179843

20 Kingswood Avenue, Hounslow TW3 4LL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 1, Paragraph A4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
 - The appeal is made by Mr Sukhwant Cheema against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00669/20/PA1, dated 22 May 2017, was refused by notice dated 26 June 2017.
 - The development proposed is a single storey rear extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the living conditions of the occupiers of Number 18 Kingswood Avenue.

Reasons

3. The appeal building is the end of a terrace of four linked two storey hipped roof dwellings. It is in an L shape configuration with an elongated rectangular garden extending to the rear. It is set back from and faces the road frontage. The adjoining neighbour (number 18 Kingswood Avenue) has a rear projecting two storey section which is stood off the shared garden boundary. There is an additional single storey lean to extension to No 18 filling the gap between the aforementioned two storey element and the shared garden boundary which is demarcated by a close boarded timber fence.
4. The proposed extension would project beyond the existing rear elevation by six metres. The roof would be a single pitch, sloping upwards towards the existing dwelling.
5. The extent of the rearward projection, coupled with its height and proximity to the shared garden boundary would have a noticeable over shadowing effect on the ground floor window to the smaller extension in No 18. The nature of the outlook from this window would also be detrimentally affected, garnering an enclosed and oppressive experience. The scale, and again specifically the height and length of projection of the extension would also result in a similar over bearing feeling to users of the private garden space to the immediate rear

of No 18. Experiencing as they would a continuous, blank and featureless wall above the height of the existing boundary fence.

6. When taken together, these factors would result in an adverse effect on the living conditions of the occupiers of No 18. The proposed development would therefore fail to accord with Policies CC1, CC2 and SC7 of the Local Plan¹ as well as the guidance set out by the REG². These policies, amongst other things and along with one of the core principles of the Framework³, seek to ensure that new development, in particular extensions to dwellings, is of a high quality design that is appropriate for its context that does not adversely affect, and provides a good standard of amenity for, existing and future occupiers of land and buildings.

Conclusion

7. For the above reasons, the appeal is dismissed.

John Morrison

INSPECTOR

¹ London Borough of Hounslow Local Plan 2015-2030: Volume One 2015

² London Borough of Hounslow Residential Extension Guidelines 2003

³ The National Planning Policy Framework 2012